

ASSIGNEE'S SALE OF IMPROVED REAL PROPERTY

Pursuant to the power and authority contained in a certain Mortgage from Thomas F. Radford to Tolley Terrace, Inc., (said instrument being dated September 6, 1979, and recorded among the land records of Frederick County, Maryland, in Liber 1095, Folio 177) securing the repayment of a promissory note unto Tolley Terrace, Inc. (said note being in default) the undersigned, being Assignee for Purposes of Foreclosure will sell at public auction at the premises, described below, North Debkey Court, Monrovia, Frederick County, Maryland, on

FRIDAY, SEPT. 17, 1982

10:00 A.M.

All of his right, title and interest in and to the following described improved real estate:

All that parcel of land and premises situate in the New Market Election District of Frederick County, Maryland, being all of that land described in a certain deed from Tolley Terrace, Inc., to Thomas F. Radford, dated September 5, 1979, and recorded among the Land Records of said County in Liber 1095, Folio 175; being more particularly described as follows:

Lot numbered Two (2), in Block lettered "B", in a subdivision known as and called "TOLLEY TERRACE, Section 3, Block B", as per plat thereof recorded in Plat Book 17, Plat No. 67, among the Land Records of Frederick County, Maryland.

SUBJECT to covenants, conditions and restrictions of record.

The above described real estate is located on North Debkey Court, Monrovia, Frederick County, Maryland. The premises are improved by a completed well, and a partially completed detached residential home. Assignee makes no representations, express or implied, as to the fitness for habitation, condition, or structural soundness of the improvements. The property is on a cul de sac in a residential area. Sale subject to covenants as set forth in deed described.

TERMS OF SALE

A deposit of \$5,000.00 will be required from the purchaser on the day of sale, to be in the form of cash, certified or cashier's check or other form acceptable to the undersigned. All taxes and other public charges shall be prorated as of the date of sale. Interest on the unpaid balance of the purchase price shall be charged at the rate of ten per cent (10%) per annum and shall continue until the sale has been ratified finally by appropriate order of Court and settlement held. Settlement will be held within five business days of the date of final ratification. All transfer costs to be paid by purchaser. Status of the title is the responsibility of the purchaser. For further information or to inspect the property call the undersigned at 253-3911.

ROBERT A. MEIER, JR.

Assignee

Suite 3, Damascus Center

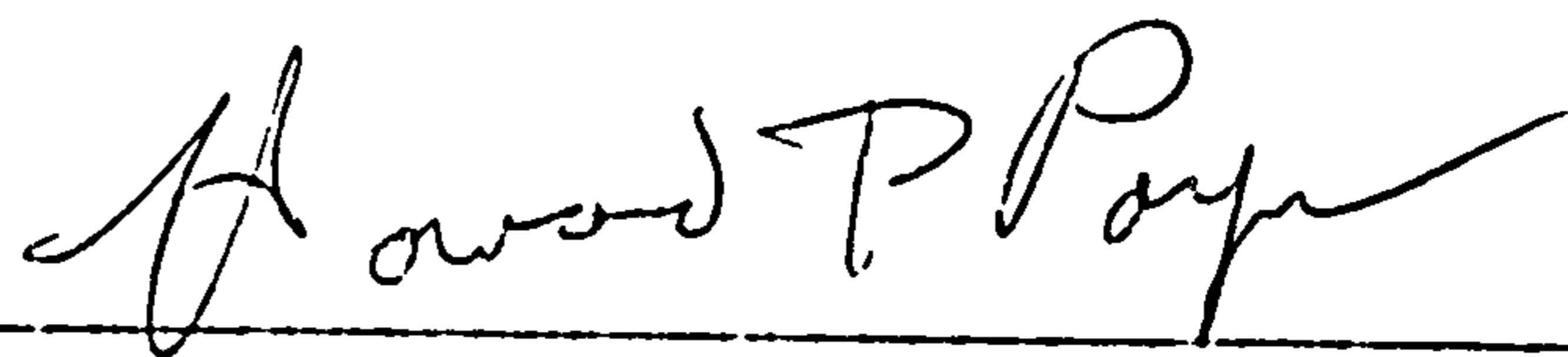
Box 370

Damascus, Maryland 20872

253-3911

The undersigned purchaser hereby acknowledges that he has purchased the property described in the annexed advertisement upon the terms and conditions stated therein. Further, the undersigned certifies that the purchase price is \$ 25,000.00, that there are no other principals except None, and that he has not discouraged anyone from bidding, either directly or indirectly.

I hereby certify under penalty of perjury that the above statements are true.



HOWARD F. PAYNE

11203 Browningsville Road

Ijamsville, Md. 21754

Filed September 27, 1982